

REPORT FOR DECISION



DECISION OF:	CABINET
DATE:	24th July 2019
SUBJECT:	REVISED SUPPLEMENTARY PLANNING DOCUMENT 6 – ALTERATIONS AND EXTENSIONS TO RESIDENTIAL PROPERTIES
REPORT FROM:	COUNCILLOR EAMONN O'BRIEN CABINET MEMBER – FINANCE AND HOUSING
CONTACT OFFICER:	DAVID WIGGINS – UNIT MANAGER: DEVELOPMENT PLANS
TYPE OF DECISION:	CABINET (KEY DECISION)
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Supplementary Planning Document (SPD) 6 provides more detailed guidance to support Unitary Development Plan Policy H2/3 and sets out a range of requirements for alterations and extensions to residential properties.</p> <p>Since the current version of SPD6 was adopted, there has been changes to procedures, design standards, legislation and national planning policy which need to be reflected in the SPD.</p> <p>Members are therefore being asked to approve the updated version of SPD6 for a four-week period of consultation in order to establish stakeholder views on its content. Following consultation, all representations received will be fully considered and changes made where appropriate.</p>
OPTIONS & RECOMMENDED OPTION	<p>Option 1 (Recommended Option)</p> <p>That Members approve the updated SPD6 together with the proposed consultation measures outlined in this report.</p> <p>Option 2</p> <p>That Members seek revisions to the proposed content of the updated SPD6 report prior to consultation and/or Members seek revisions to the proposed measures for undertaking consultation - Members to specify the nature of any revisions to be sought.</p> <p>Reasons</p> <p>The revised SPD6 provides up-to-date guidance in</p>

	respect of alterations and extensions to residential properties and consultation will ensure that all interested parties have the opportunity to comment on its content before it is formally adopted.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes The existing Bury Unitary Development Plan forms part of the Council's Policy Framework (being one of the statutory plans listed under Article 4 of the Council's Constitution). The updated SPD6 supplements saved Policy H2/3 of the Bury Unitary Development Plan and takes account of national planning guidance.
Statement by the S151 Officer: Financial Implications and Risk Considerations:	No material financial implications.
Equality/Diversity implications:	No An initial screening has been undertaken (see attached assessment) and as there were no negative impacts identified for affected groups, there is no requirement to proceed to a Full Impact Assessment.
Considered by Monitoring Officer:	Yes JH Although the proposed SPD is not a development plan document, it will, upon adoption, be a material consideration in the determination of planning applications. The Council is required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult on the SPD and to take into account all consultation responses received before adopting the SPD.
Wards Affected:	All
Scrutiny Interest:	

TRACKING/PROCESS

DIRECTOR:

Joint Executive Team/CCMT	Cabinet Member/Chair Briefed	Ward Members (if necessary)	Partners
24 June 2019	18 June 2019		
Scrutiny Committee	Other Committee	Council	Comms

1.0 BACKGROUND

- 1.1 Saved Policy H2/3 of the adopted Bury Unitary Development Plan (UDP) sets out the criteria that form the basis for the determination of proposals for extensions and alterations to residential properties. The Policy is supported by SDP6 which provides further information and guidance on the Council's approach to proposals of this type.
- 1.2 In particular, SPD6 sets out general guidance that is applicable to all forms of domestic extension before looking at the requirements for specific types of extension such as single and two-storey extensions, porches, conservatories, dormer extensions, garden structures and fencing.

2.0 ISSUES

- 2.1 The current version of SPD6 was adopted on 13th January 2010. However, since then, various changes to design standards, planning legislation, policy and guidance and Council procedures mean that the current version of SPD6 is now out-of-date and in need of revision.
- 2.2 A version of draft SPD6 showing the full extent of the revisions that are proposed to be made is appended to this report. However, the key changes are as follows:
 - Directing users to online resources that provide further advice and guidance in relation to extensions and alterations to residential properties.
 - Revising acceptable minimum separation distances between new extensions and ground floor habitable rooms, principal windows to a habitable room and first floor habitable room windows and to clarify requirements for extensions sited close to a boundary.
 - Removing of reference to mono-pitched roofs being inappropriate on side extensions of semi-detached and terraced properties and addition of this reference to single storey rear extensions.
 - Adding reference to Permitted Development rights being a material planning consideration and consideration will be given to what can be constructed without the need for planning permission when assessing a proposal.
 - Including the need to consider street design when assessing proposals for front extensions and porches.
 - Amending design standards for two-storey side extensions, including gaps to boundaries.
 - Adding a requirement for two-storey rear extensions on detached properties for the 45° line to normally be taken from the mid-point of the closest ground floor habitable room window but specifying that consideration will also be given to the impact to any outside amenity space in terms of overshadowing and overbearing development.

- In terms of dormer and roof extensions, specifying that materials should match the existing roof material, unless considered more appropriate to the particular building or the street scene and specifying that proposals to increase the height of a house or bungalow by extending the roof, the street scene elevation will be required to show the impact of the increased ridge height on the character of the area.
- In terms of car parking, amending the matters to be considered to clarify that all proposals should ensure that there is sufficient space to accommodate adequate parking spaces in relation to the number of bedrooms that the proposed extension would create.
- In terms of supplementary family annexes, including an additional consideration in terms of a requirement for proposals to be appropriate in scale and position in relation to the plot and original dwelling.
- In terms of other considerations, adding reference to the fact that non-designated heritage assets will, where necessary, be considered when assessing proposals.
- In terms of proposals within the Green Belt, specifying that a statement of Very Special Circumstances will be required if an extension is considered to be materially larger than the original building.
- Amending the text associated with the consideration of flood risk issues to reflect current national policy requirements.
- Updating the details required to accompany applications for extensions and alterations to residential properties, principally in terms of the number and scale of drawings required.

2.3 Once adopted, the revised SPD6 will provide fully up-to-date guidance to anyone involved in the design and construction of domestic extensions.

Consultation and Adoption

2.4 The Council's Development Management team have been fully engaged in the preparation of this updated SPD6 and, should Members approve the revised SPD, it is proposed to undertake a four-week period of consultation in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement.

2.5 This will involve making relevant material available for inspection on the Council's web site; in the reception areas of 3 Knowsley Place and the Town Hall; and at Bury, Prestwich, Radcliffe or Ramsbottom Libraries and at the Tottington Centre. Letters/emails will also be sent to database contacts that are considered to have the potential to be affected by the SPD. We will also advertise the consultation via social media platforms.

2.6 Following consultation, the draft SPD will, where necessary, be amended before being brought back to Members seeking formal approval for the adoption of the document.

3.0 CONCLUSION

3.1 Members are asked to consider the revised SPD6 and approve the document for consultation purposes.

List of Background Papers:

- Draft revised Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- Draft revised Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties (showing proposed changes)
- Bury Unitary Development Plan.

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